

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-241</u>	<u>CENTURY CAPITAL GROUP, INC.</u>
<u>04-291</u>	<u>NEW BIRTH BAPTIST CHURCH, INC.</u>
<u>04-344</u>	<u>DJB CONSTRUCTION, INC.</u>
<u>04-355</u>	<u>LEA LARGAESPADA</u>
<u>04-385</u>	<u>LETRACIA JOHNSON</u>

HEARING NO. 05-2-CZ8-1 (04-241)

33-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: CENTURY CAPITAL GROUP, INC.

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.5± Acre

RU-2 (Two Family Residential)
BU-1A (Business – Limited)

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

- (1) Applicant is requesting to permit a detached sign to setback 8' from the front (east) property line (15' required).
- (2) Applicant is requesting to permit a detached sign of 84 sq. ft. (24 sq. ft. permitted).
- (3) Applicant is requesting to permit an automatic electric (LED) changing sign (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Pylon Sign Location for The New Birth Baptist Church," as prepared by Arc-Tech Associates, Inc., dated stamped received 6/6/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the NE ¼ of the NW ¼ of Section 27, Township 52 South, Range 41 East, less the west 250', less the north 35', less the south 25' and less the east 50' thereof, and less: All that portion of the NW ¼ of Section 27, Township 52 South, Range 41 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼, of said Section 27; thence run S87°16'6"W, along the N/ly line of said NW ¼, of Section 27, as shown on the Florida Department of Transportation Right-of-Way Map, Section No. 87008, Road Map Book 112, Page 10, for a distance of 73.7' to a point; thence run S2°43'54"E for a distance of 35', to the Point of intersection with the S/ly right-of-way line of N.W. 135th Street (State Road 916) as shown on the aforementioned right-of-way map, being also the Point of beginning of the hereinafter described parcel of land; thence run S87°16'6"W, along said S/ly right-of-way line of N.W. 135th Street, for a distance of 305.12' to a point; thence run N89°56'29"E, for a distance of 107.22' to a point; thence run N87°16'6"E, along a line 5' south of and parallel with said S/ly right-of-way line of N.W. 135 Street, for a distance of 198.13' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25'; thence run NE/ly and SE/ly along the arc of said circular curve through a central angle of 88°44'13" for a distance of 38.72' to the Point of tangency with a line 50' W/ly and parallel with the east line of the NW ¼ of said Section 27; thence run N3°59'41"W, along said parallel line, for a distance of 5' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25; thence run NW/ly and SW/ly along the arc of said circular curve through a central angle of 88°44'13", for a distance of 38.72' to the Point of beginning.

LOCATION: 2300 N.W. 135 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.89 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: DJB CONSTRUCTION, INC.

- (1) Applicant is requesting to permit a single-family residence setback 7.33' (7.5' required) from the interior side (north) property line.
- (2) Applicant is requesting to permit a lot area of 7,200 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence Located at N.W. 47 St. & 31 Ct.," as prepared by A. M. Julien, Architect, consisting of 11 sheets: Sheet A-1 dated last revised 4/21/04; Sheets A-2 to A-8 & A-11 dated 11/13/03; and Sheets A-9 & A-10 dated last revised 1/30/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Beginning at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 53 South, Range 41 East, go north 355'; thence west 244.4' for the Point of beginning. Go west 90'; thence south 80'; thence east 90'; thence north 80' to the Point of beginning, being Lots 14 and 15 of LAURAVILLE GARDENS ADDITION, Unrecorded Plat.

LOCATION: The Northwest corner of N.W. 31 Court & theoretical N.W. 47 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.165 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 05-2-CZ8-4 (04-355)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: LEA LARGAESPADA

- (1) Applicant is requesting to permit three duplex residential lots with frontages of 49.94', 50' and 54.79' (75' required for each).
- (2) Applicant is requesting to permit a duplex residence setback 21.32' (25' required) from the rear (south) property line (on proposed Lot 1).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed 3 Duplexes for Mr. & Mrs. Largaespada," drawn by Rios, consisting of 3 pages and dated 7-19-04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, less the east 45' of the north 90' of WILSON ESTATE, Plat book 39, Page 3.

LOCATION: The south side of N.W. 47 Street & approximately 90' east of N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.56 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANT: LETRACIA JOHNSON

- (1) Applicant is requesting to permit a single-family residence setback 1.25' from the interior side (north) property line (7.36' required).
- (2) Applicant is requesting to permit a single family residence setback 13' from the front (west) property line (25' required).
- (3) Applicant is requesting to permit a lot with a frontage of 73.55' (75' required).
- (4) Applicant is requesting to permit a lot with an area of 6,773.95 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and be examined in the Zoning Department. Plans entitled "Addition for Letracia Johnson," as prepared by Michael A. Heron & Associates, Inc., dated 7/30/04 and consisting of 2 sheets. Plans may be modified at public hearing,

SUBJECT PROPERTY: The south ½ of Lots 13 & 14 & the south 3' of the north ½ of Lots 13 & 14, Block 5 of RIDGEWAY, Plat book 12, Page 70.

LOCATION: 5933 N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,773.95 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)